



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-008406-26

In the matter of: 1101, 30 DENTON AVE
Toronto ON M1L4P2

Between: Cambridge Place Apartments Ltd. Landlord

And

Edward Parris Tenant

Cambridge Place Apartments Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Edward Parris (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was scheduled to be heard by videoconference on April 22, 2026.

The Landlord's Legal Representative Faith McGregor and the Tenant's Legal Representative Gene Filice attended the hearing.

The parties before the Landlord and Tenant Board consented to the following Order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve the application.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall pay to the Landlord the lawful monthly rent in full and on time, on or before the 1st day of each month for the next 12-month period commencing May 1, 2026, through to and including April 1, 2027.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

4. The Tenant paid the \$186.00 cost of filing the application on April 20, 2026.

April 29, 2026
Date Issued

Melinda Jamieson
Hearing Officer, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor,
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.